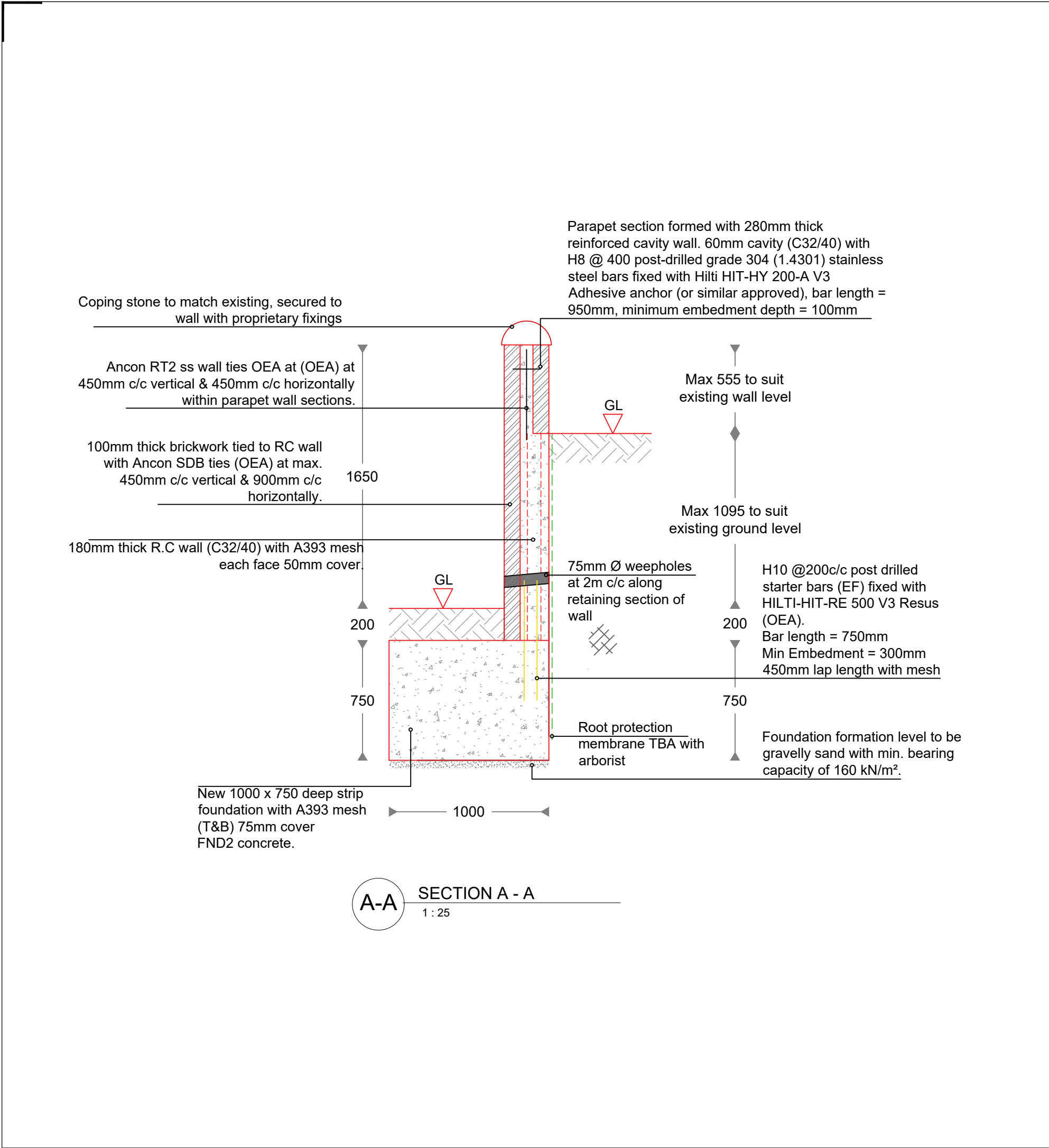
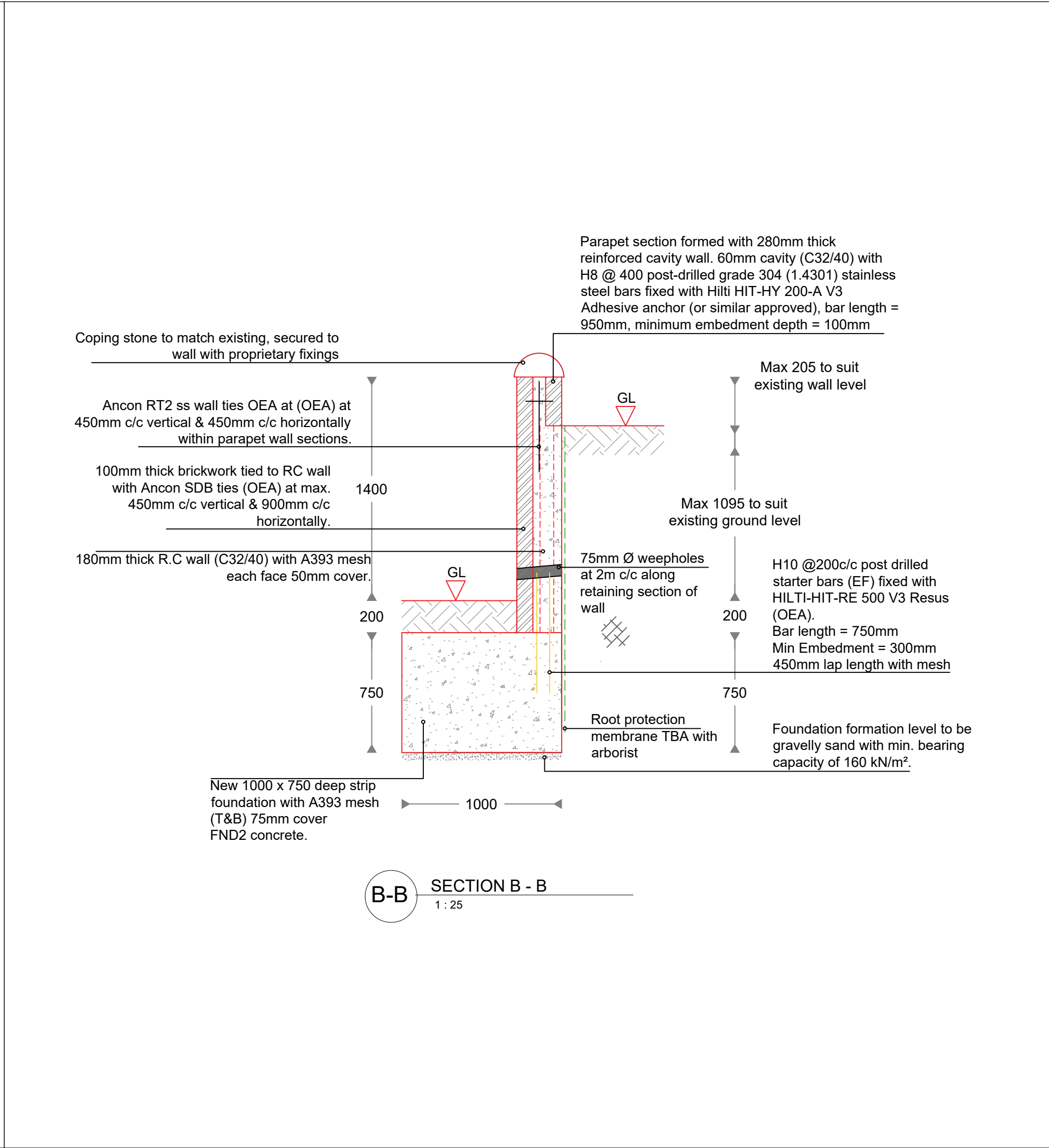
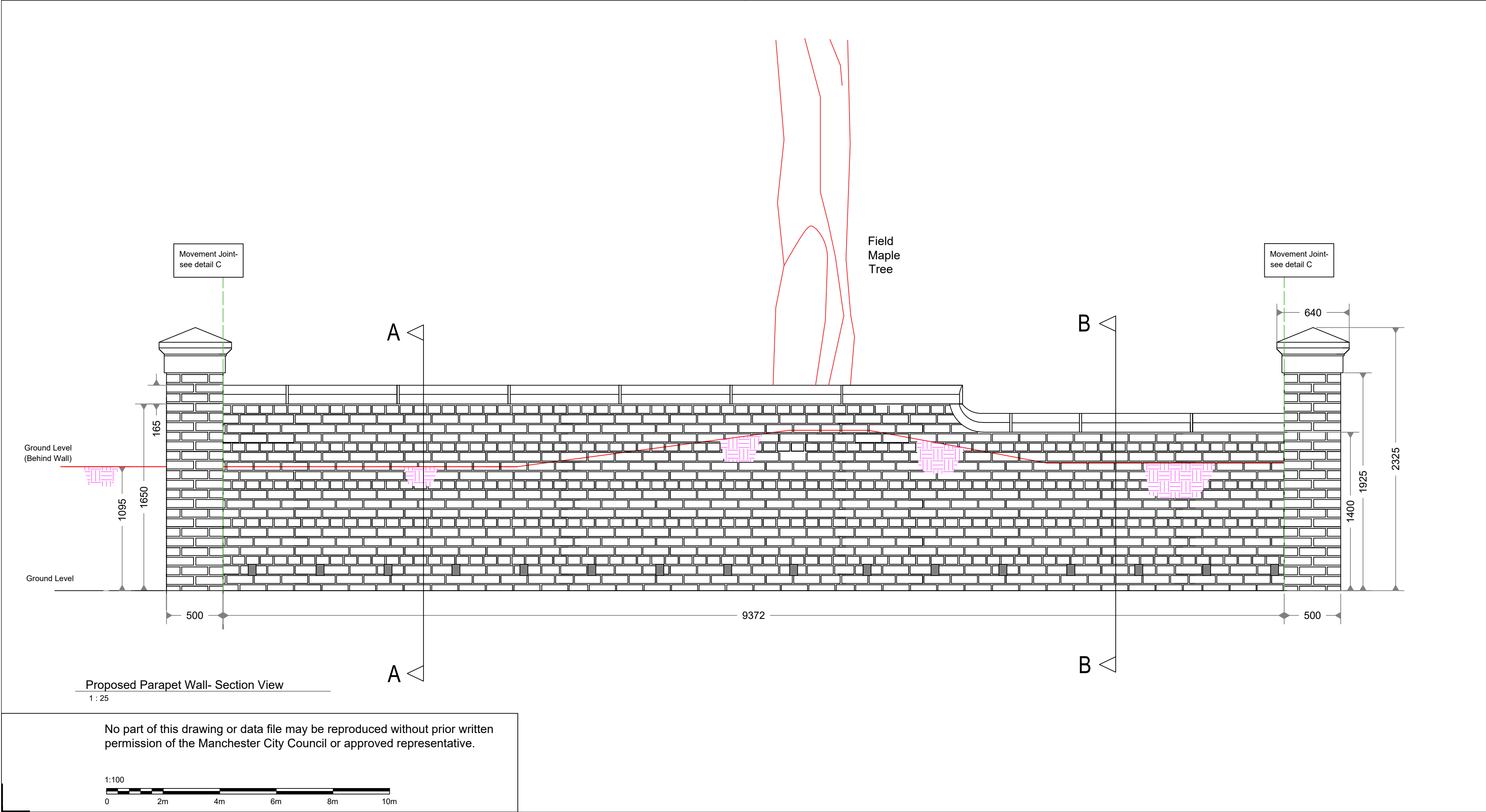




NOTE:
REQUIREMENTS FOR ROOT PROTECTION MEMBRANE TO BE AGREED WITH ARBORIST.

NOTE:
SEQUENCE OF WORKS AND TEMPORARY WORKS REQUIREMENTS TO BE CONFIRMED BY CONTRACTOR

NOTE:
CONTRACTOR TO ENSURE EXCAVATION IS CLEAR OF BURIED SERVICES IN FOOTPATH

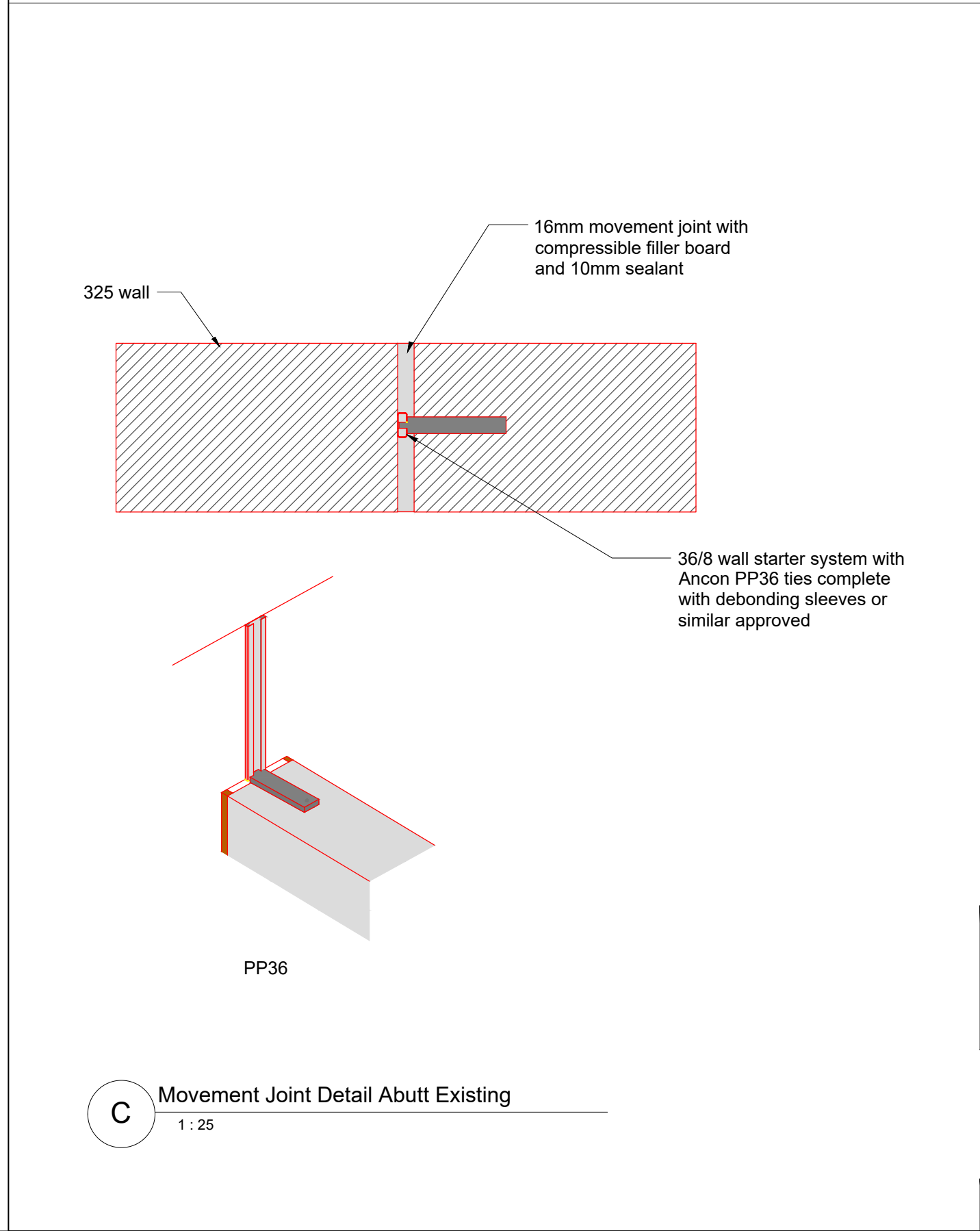
NOTE:
FOUNDATION FORMATION LEVEL TO BE GRAVEL SAND WITH A MINIMUM BEARING OF 160kN/m². TO BE CHECKED ON SITE DURING WORKS. ENGINEER TO BE INFORMED OF ANY UNEXPECTED GROUND CONDITIONS. ANY SOFT SPOTS ARE TO BE REMOVED AND BACKFILLED WITH SUITABLE GRANULAR MATERIAL. FOUNDATIONS TO BE PROOF ROLLED AND INSPECTED.

Masonry / Retaining Wall Notes

1. Carefully remove areas of masonry shown for down taking to foundation level.
2. Areas of loose or defective brick to remaining sections of wall should be removed and made good. Defective mortar joints should be raked out, cleaned, and repointed in mortar to match existing. Header course capping to be frost resistant.
3. Vegetation should be removed, and open joints raked out and repointed. All loose masonry to be removed and made good.
4. Brickwork to be rebuilt in engineering brick to match existing. Brickwork to have minimum strength 70N/mm² and water absorption <7%. Durability designation FL. Contractor to submit details of proposed brickwork to match existing prior to construction. Retained coping stones and bricks should be reused to rebuild the new wall (if practicable).
5. Any new coping to match existing. Coping stones fixed to wall using Ancon stone coping restraints OEA.
6. Mortar to be in 1:1/4:3 cement:lime:mortar and to match existing in visual performance. Contractor to submit proposals.
7. 125mm thk RC 30 concrete filled cavity wall to be filled in max 675mm deep pours as construction proceeds. 10mm aggregate to be used in concrete mix.
8. No layer of Mesh BS ref A393. Min laps to be 600mm.
9. Rear face of wall to be protected with bituminous paint or membrane protected by fibreboard or similar before back filling.
10. 75mm Square weep holes at 2000mm c/c with a 25mm fall to the front.
11. Ancon RT2 stainless steel wall ties or similar approved, 250mm long at 450mm c/c vertically and 450mm c/c horizontally.
12. Mesh reinforcement BS Ref A393 for top and bottom of base with min. 50mm cover.
13. H10 starter bars @ 200mm c/c lapped with wall mesh.
14. Mass infill under base of main retaining wall structure to be done in FND2 concrete and keyed into retaining wall structure with pairs of H12 dowels @ 300c/c - 600lg with 300mm penetration into each section. Infill taken down to min. 1.2m below EGL in accordance with site investigation.
15. Selected granular filling to rear of retaining wall.
16. Movement joints in the masonry are to be provided at both ends of the new length of wall.

Downtakings

1. All down-takings/demolition works to be carried out in accordance with BS 6187 and current HASW regulations.
2. Extreme care is to be taken when undertaking all down-takings to ensure, that the stability and integrity of the remaining structure is not compromised.
3. The contractor shall be responsible for maintaining the stability and integrity of the existing and new structure for the duration of the works.
4. All debris arising from down-takings shall be removed from site.
5. Prior to carrying out the works, the contractor shall provide method statements detailing his proposals for propping the existing structure and installing the new supports.
6. Temporary works are the sole responsibility of the contractor. The contractor must design, supply and install all necessary temporary works required.



- NOTES**
1. All dimensions are in millimetres unless otherwise stated
 2. This drawing is to be read with all other relevant documentation
 3. Do not scale from this drawing, all measurement data should be taken directly from the model

RISK IDENTIFICATION LEGEND	
01	TEMPORARY STABILITY - CONTRACTOR TO MAINTAIN STABILITY OF THE WALL IN THE TEMPORARY CASE DURING DOWNTAKINGS AND REBUILDING WORK. CONTRACTOR TO SUBMIT METHOD STATEMENT PRIOR TO WORKS.
02	CONTRACTOR TO PROVIDE METHOD STATEMENT FOR RETAINING GROUND IN TEMPORARY CONDITION.
03	CONTRACTOR TO MONITOR EXCAVATION AND ALLOW FOR DE-WATERING DURING CONSTRUCTION PHASE.
Further possible control measures have been identified within the Design Risk Assessments which may help to mitigate these and other identified risks further during the construction / maintenance process.	

- General Notes**
1. All works to be carried out by a contractor experienced in this type of work.
 2. All levels are in metres, unless noted otherwise.
 3. All main heights to be confirmed by the contractor.
 4. Levels are tied into Ordnance Datum - Newlyn, unless noted otherwise. The contractor shall be responsible for establishing and checking the setting-out of gridlines, levels and datums.
 5. All dimensional information contained on Pick Everard drawings to be checked against the current architects drawings by the contractor prior to construction.
 6. All details which relate to existing features or boundaries are to be confirmed on site by the contractor.
 7. Any discrepancies found between drawings and/or site dimensions, design team to be informed immediately.
 8. The structure has been designed and detailed for the permanent condition only. All temporary works to be designed by the contractor in accordance with the appropriate codes of practice, a greenbelt certificate, local building by-laws and in accordance with good building practice.
 9. Contractor to check all sizes prior to construction.
 10. Prior to any design change implemented by the contractor or client, the design team must be advised so that the change can be assessed and certified.

- Health and Safety**
1. All construction operations shall be carried out in accordance with the requirements of the current CDM regulations, Health and Safety at Work Act, COSHH regulations and all other pertinent health and safety welfare legislation.

Construction (Design and Management) Regulations 2015 (CDM 2015)

Due to the 'commercial' nature of this project the Client has a duty under the Regulations to make suitable arrangements for managing a project and maintaining and reviewing these arrangements throughout, so the project is carried out in a way that manages Health and Safety risks. The Regulations also require the Client to notify the enforcing authority of certain construction projects. For projects involving more than one contractor, the Regulations require the Client to appoint a Principal Designer and a Principal Contractor, and make sure that they carry out their duties. Client duties are described in Part 2 of CDM 2015 and comprise:

- Regulation 4 Client duties in relation to managing projects
- Regulation 5 Appointment of the Principal Designer and the Principal Contractor
- Regulation 6 Notification
- Health and Safety duties and roles are described in Part 3 of CDM 2015.

Existing dimensions are indicative and provided for information only. All existing dimensions to be confirmed on site by the contractor prior to work starting.

Note: Contractor to carry out local trial pitting to allow inspection of existing foundation by engineer prior to construction.

MANCHESTER CITY COUNCIL

Capital Programmes Division

DRAWING STATUS: **Target Cost**

PROPERTY TITLE: Stenner Lane Didsbury Manchester, M20 2RQ

UPRN: 000077251283 DFE NO: -

PROJECT TITLE: Fletcher Moss Botanical Gardens - Parsonage Gardens - Stenner Lane Boundary Wall

DRAWING TITLE: Structural Wall Details

JOB NO: AMP/44657/6 DATE: 02/04/2025 REV: -

SCALE: 1:25 @ A1 AUTHOR: JB CHECKED BY: ID APPROVED BY: -

DRAWING NO: **FMO-MCC-XX-XX-DR-S-005**